

MAGNETIC DECLINATION
CALCULATED ON:
03-17-16



SITE NAME:
GRAFTON
US-MA-5025
104 CREEPER HILL ROAD
GRAFTON, MASSACHUSETTS 01536

**NEW MONOPOLE AND GROUND
EQUIPMENT WITHIN THE
PROPOSED LEASE AREA**



AREA MAP

GRAFTON, MASSACHUSETTS
SCALE: 1" = 2000'-0"

DIRECTIONS:

HEADING FROM BOSTON AIRPORT: HEAD NORTHWEST TOWARD E BOSTON GREENWAY. TURN RIGHT ONTO PORTER ST. TURN RIGHT AT THE 1ST CROSS STREET ONTO BREMEN ST. SLIGHT RIGHT ONTO BENNINGTON ST. TURN RIGHT ONTO NEPTUNE RD. TURN RIGHT ONTO THE ROUTE 1 S RAMP TO LOGAN AIRPORT/6/BOSTON. MERGE ONTO MA-1A S/STATE HWY 1A S. CONTINUE ONTO I-90 W. KEEP LEFT TO STAY ON I-90 W. KEEP LEFT TO STAY ON I-90 W. TAKE EXIT 11 TOWARD MASSACHUSETTS 122/MILLBURY/WORCESTER. TURN LEFT ONTO MA-122 N/GRAFTON ST. TURN RIGHT ONTO THE US-20 W RAMP. MERGE ONTO US-20 E/SW CUTOFF. TURN RIGHT ONTO WESTBOROUGH ST. CONTINUE ONTO CREEPER HILL RD. THE EXISTING DIRT ACCESS ROAD WILL BE ON THE LEFT.

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

STRUCTURAL NOTE:

ADVANTAGE ENGINEERS IS NOT RESPONSIBLE FOR DESIGN OR STRUCTURAL CERTIFICATION OF NEW ANTENNA MOUNTS REQUIRED FOR THE INSTALLATION OF THE PROPOSED EQUIPMENT ASSOCIATED WITH THIS PROJECT. PLEASE REFER TO THE STRUCTURAL ANALYSIS COMPLETED BY OTHERS FOR ALL STRUCTURAL INFORMATION RELATED TO THE ANTENNA MOUNTS.



advantage engineers

520 FELLOWSHIP ROAD, SUITE A-106
MOUNT LAUREL, NEW JERSEY 08054
PHONE (856) 231-0800
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SCHEDULE OF REVISIONS

6			
5			
4			
3			
2			
1			
0	07-06-16	JLK	FINAL
A	07-01-16	LCW	90% REVIEW (COMBO)
REV NO.	DATE	DRAFTER	DESCRIPTION OF CHANGES

DRAWN BY:	LCW
CHECKED BY:	TA
SCALE:	NOTED
JOB NO:	M880140.00

DRAWING TITLE:

**TITLE
SHEET**

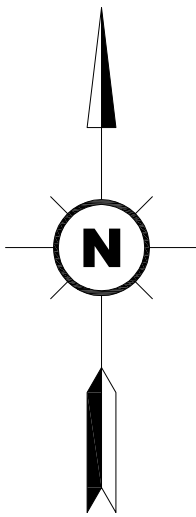
DRAWING SHEET:

T-1

SHEET NUMBER:
1 OF 6

SITE INFORMATION:
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GRAFTON
SITE ADDRESS:
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JURISDICTION:
TOWN OF GRAFTON
WORCESTER COUNTY, MA

ANDREW M. MILLER, P.E.
MASSACHUSETTS PROFESSIONAL ENGINEER
LICENSE # 51675



EXISTING OVERHEAD
TRANSMISSION LINE (TYP)

PROPOSED UTILITY POLES
SPACED EVERY 300'
(TYP OF 4)

PROPOSED UTILITIES
ROUTED OVERHEAD ON
NEW UTILITY POLES
(995± L.F)

PROPOSED 10'-0"
WIDE UTILITY
EASEMENT

PROPOSED 25'-0"
ACCESS EASEMENT
FOR UTILITY
ROUTING AND
PROPOSED 25'-0"
WIDE ACCESS ROAD

EXISTING ACCESS ROAD

EXISTING UTILITY POLE
#38

CREEPER HILL ROAD

35' REAR YARD SETBACK

35' SIDE YARD SETBACK

PROPOSED 60'-0"x60'-0" FENCED COMPOUND
WITHIN 100'-0"x100'-0" LEASE AREA
(SEE SHEET C-1 FOR MORE DETAIL)

APPROXIMATE FLOOD
ZONE LINE

APPROXIMATE BOUNDARY LINE
(HIGH WATER LINE)

EXISTING ROAD (TO REMAIN)

APPROXIMATE WETLANDS DELINEATION LINE

35' SIDE YARD SETBACK

40' FRONT YARD SETBACK

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "CELLULAR SURVEY" BY CLARK SURVEYING, DATED 2-18-2016.
2. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL #25027C0826E, DATED 07-04-2011, THE PROPOSED SITE IS NOT IN A FLOOD PLAIN.

NOTE:
1. 25' WIDE NEW ROAD EASEMENT TO BE SURVEYED AND BUILT BY NEW PROPERTY OWNER AFTER 7/15/16
2. NEW 10' WIDE UTILITY EASEMENT WILL BE SURVEYED BY NEW PROPERTY OWNER AFTER 7/15/16. US WIRELESS/VERTICAL BRIDGE WILL INSTALL ABOVE GROUND UTILITY POLES APPROXIMATELY EVERY 300' ALONG ACCESS ROAD

BULK REQUIREMENTS

ZONING DISTRICT:		OLI - OFFICE/LIGHT INDUSTRIAL	
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. AREA:	40,000 S.F.	662,112 S.F.	NO CHANGE
MIN. LOT FRONTAGE:	120 FT	N/A	NO CHANGE
MIN. FRONT YARD:	40 FT	N/A	702.25 FT
MIN. SIDE YARD:	35 FT	N/A	226.5 FT
MIN. REAR YARD:	35 FT	N/A	209.75 FT
MAX. BUILDING COVERAGE:	40%	N/A	>4%
MAX BUILDING HEIGHT:	35 FT	N/A	NO CHANGE

*EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUESTED

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
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DRAWING TITLE:

SITE
PLAN

DRAWING SHEET:

Z-1

SHEET NUMBER:

2 OF 6

SITE INFORMATION:

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WORCESTER COUNTY, MA**

ANDREW M. MILLER, P.E.
MASSACHUSETTS PROFESSIONAL ENGINEER
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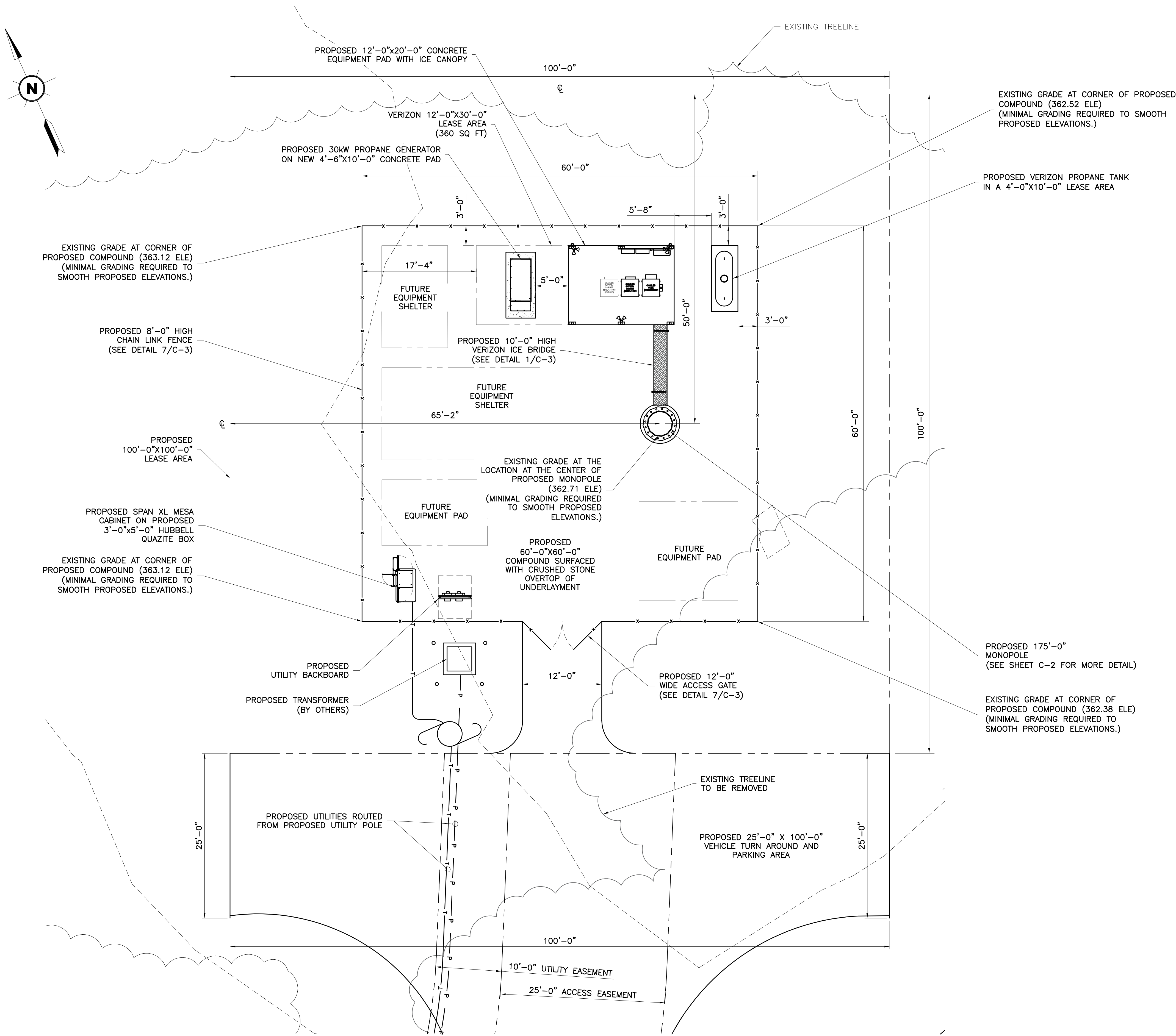
1 SITE PLAN
Z-1 SCALE: 1" = 60'-0"

GRAPHIC SCALE

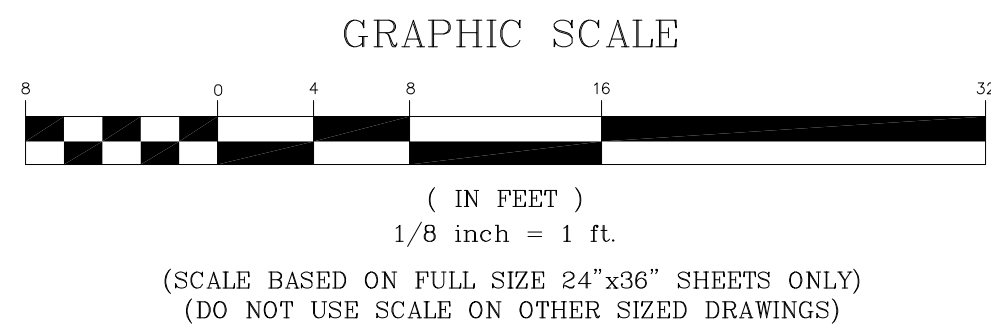


(IN FEET)
1 inch = 60ft.

(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



1
C-1
COMPOUND PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "CELLULAR SURVEY" BY CLARK SURVEYING, DATED 2-18-2016.
8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
9. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA-222-G-2 AS PER IBC 2009 REQUIREMENTS.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
18. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO BE PERFORMED BY OTHERS.



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DRAWING TITLE:

COMPOUND
PLAN

DRAWING SHEET:

C-1

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3 OF 6

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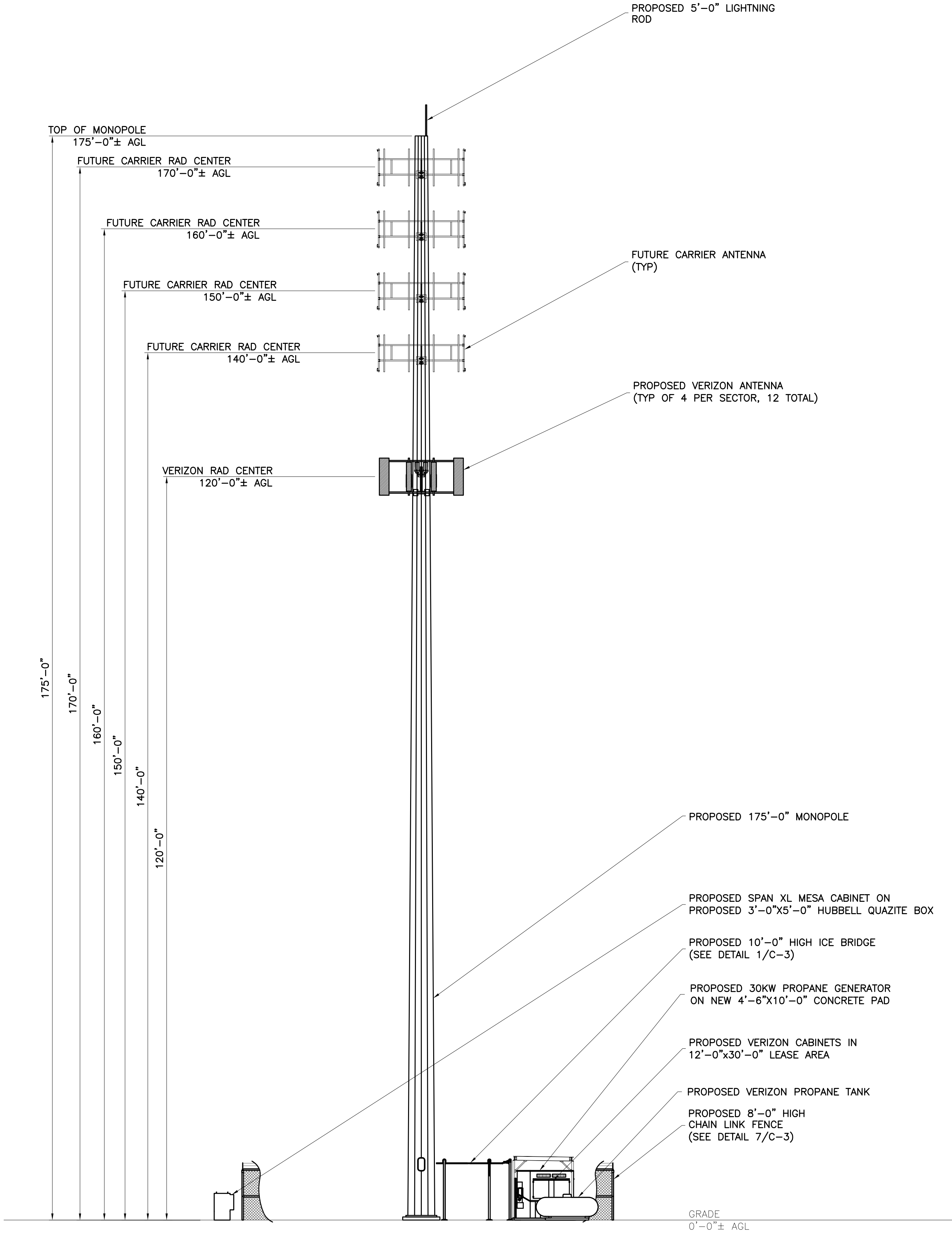
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LICENSE # 51675



1

C-2

ELEVATION
SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

100124816243240

(IN FEET)

3/32 inch = 1 ft.

(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
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ELEVATION

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C-2

SHEET NUMBER:

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- 7**
C-3 **TYPICAL FENCE AND GATE DETAIL**
NTS



ELECTRICAL NOTES:

1.

CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2.

LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
3.

THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
4.

PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.
5.

ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH NEC CHAPTER 9, TABLE #2. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
6.

ALL CONDUIT TERMINATIONS SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
7.

ALL WIRE SHALL BE TYPE THHN/THWN, SOLID, ANNEALED COPPER UP TO SIZE #10 AWG (#8 AND LARGER SHALL BE CONCENTRIC STRANDED) 75°C (167°F), 98% CONDUCTIVITY, MINIMUM #12.
8.

ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
9.

ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
10.

CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
11.

ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN NOT HAND WRITTEN.
12.

INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
13.

THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
14.

ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS.)
15.

ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE DEVICES SHALL COMPLY WITH (ADA) AMERICANS WITH DISABILITIES ACT AS ADOPTED BY THE APPLICABLE STATE.
16.

PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT CONSTRUCTION MANAGERS APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
17.

ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS). LOCATION OF ALL OUTLET, BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.

ELECTRICAL & GROUND SYMBOLS:

- ⊠

GROUND ROD WITH ACCESS
- ⊗

XIT GROUND ROD
- ⊗

5/8"x10'-0" GALVANIZED GROUND ROD
- DISCONNECT SWITCH
- Ⓜ

METER ON METER/BREAKER UNIT
- ⚡

CIRCUIT BREAKER
- Ⓜ

GENERATOR
- MECHANICAL TYPE CONNECTION
- ▲

CADWELD TYPE CONNECTION
- GROUNDING WIRE
- ①

CB INTERLOCKING MECHANISM
- POWER WIRE/CONDUIT
- TELCO FIBER/CONDUIT

ABBREVIATIONS:

- AWG

AMERICAN WIRE GAUGE
- BCTW

BARE COPPER TINNED WIRE
- GPS

GLOBAL POSITIONING SYSTEM
- PCS

PERSONAL COMMUNICATION SYSTEM
- PPC

POWER PROTECTION CABINET
- PRC

PRIMARY RADIO CABINET
- RWY

RACEWAY
- TYP

TYPICAL
- RGS

RIGID GALVANIZED STEEL
- EMT

ELECTRICAL METALLIC TUBING
- DWG

DRAWING
- IGR

INTERIOR GROUND RING (HALO)
- ACCA

ANTENNA CABLE COVER ASSEMBLY
- MIGB

MASTER ISOLATED GROUND BAR
- CIBGE

COAX ISOLATED GROUND BAR EXTERNAL
- BTS

BASE TRANSMISSION SYSTEM
- GEN

GENERATOR
- GR

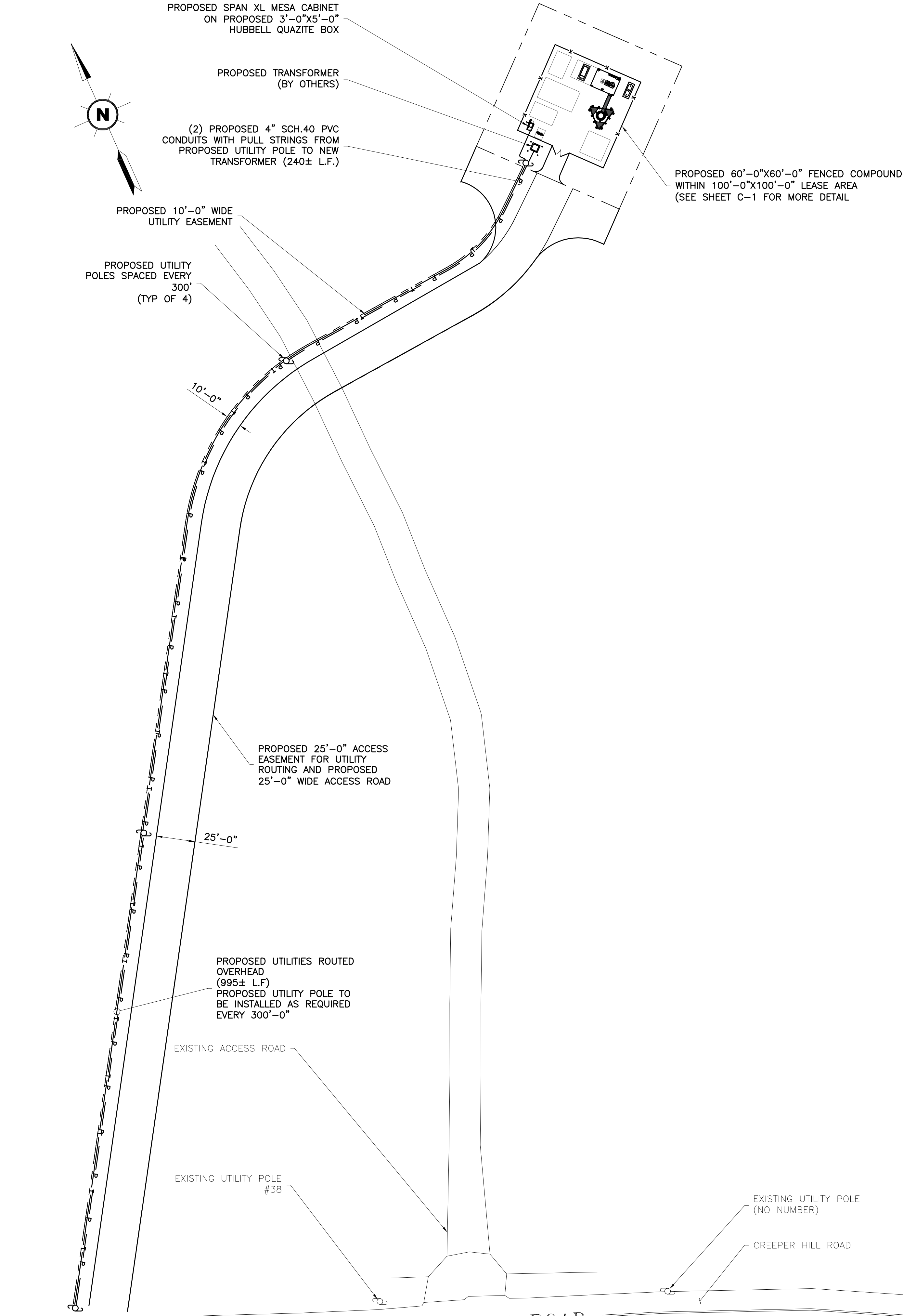
GROWTH
- SICW

STRANDED INSULATED COPPER WIRE



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ELECTRICAL NOTE:

PER N.E.C. ARTICLE 358.26 BENDS – NUMBER IN ONE RUN. THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) BETWEEN PULL POINTS, FOR EXAMPLE, CONDUIT BODIES AND BOXES.
NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL ANY/ALL JUNCTION BOXES SIZED IN ACCORDANCE WITH N.E.C. GUIDELINES AS REQUIRED FOR THE INSTALLATION.



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ROUTING PLAN
& NOTES**

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CREEPER HILL ROAD

1
E-1 **UTILITY ROUTING PLAN**
SCALE: 1" = 40'-0"



(IN FEET)
1 inch = 40ft.

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